From: Boyd Hill <BHill@jacksontidus.law>
Sent time: 10/25/2019 01:19:11 PM
To: Selim <Selim@sawayaeng.com>
Cc: Jill Martin <jmartin@trumpnational.com>; Ara Mihranian; Danny Aleshire <danny.aleshire@awattorneys.com>
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

---

Thanks Selim, let me know if I can help.

Boyd Hill
Attorney
bhill@jacksontidus.law
D: 949.851.7491
O: 949.752.8585
F: 949.752.0597
www.www.jacksontidus.law

Jackson Tidus
A LAW CORPORATION
Jackson Tidus
2030 Main Street, 12th Floor
Irvine, CA 92614

From: Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
Sent: Friday, October 25, 2019 1:12 PM
To: Selim
Cc: 'Jill Martin'; Ara Mihranian; Boyd Hill
Subject: FW: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

[CAUTION]: External Email. Use caution when opening links or attachments.

Hi Selim,

I believe you provided us with the APNs for the Property for this Amendment. Can you please update them per Pat's comment below? The list of APNs should include all the property that Trump owns plus all the property dedicated to the City.

The draft amendment is attached, which shows the 13 APNs Pat is referring to on the first page.

Thanks,
Danny

From: Sexton, Pat@Coastal [mailto:Pat.Sexton@coastal.ca.gov]
Sent: Friday, October 25, 2019 10:23 AM
To: Jill Martin; Danny Aleshire; Rehm, Zach@Coastal; Galvez, Karla@Coastal
Cc: 'Boyd Hill'; Mihranian, Ara@City of Ranchos Palos Verdes
Subject: Re: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hi Jill,

This document requires further work with reference to the 13 APNs shown on page 1. Some of these assessor parcel numbers no longer exist, new numbers have been assigned to some of the properties, and some of the APNs reference property that has recently been transferred to individuals, i.e. APN 7564-029-035 and others. After all the assessor parcel number information has been reviewed and the information corrected, please have the revised document forwarded to me for review. Thanks.

Pat

From: Jill Martin <jmartin@trumpnational.com>
Sent: Thursday, October 24, 2019 4:05 PM
To: Danny Aleshire <danny.aleshire@awattorneys.com>; Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>; Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>; Galvez, Karla@Coastal <Karla.Galvez@coastal.ca.gov>
Cc: 'Boyd Hill' <BHill@jacksontidus.law>; Mihranian, Ara@City of Ranchos Palos Verdes <aram@rpvca.gov>
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hi Everyone,
Just following up on Danny's email below. Is everyone signed off so we can get this in front of City Council? Thanks for your attention to getting these last items completed.

Best,

Jill A. Martin
Executive Vice President & Chief Compliance Counsel
The Trump Organization
c/o Trump National Golf Club Los Angeles
One Trump National Dr.
Rancho Palos Verdes, CA 90275
Tel: 310-303-3225

From: Danny Aleshire <danny.aleshire@awattorneys.com>
Sent: Wednesday, October 16, 2019 3:41 PM
To: Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>; Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>; 'Galvez, Karla@Coastal' <Karla.Galvez@coastal.ca.gov>
Cc: Danny Aleshire <danny.aleshire@awattorneys.com>; Jill Martin <jmartin@trumpnational.com>; 'Boyd Hill' <BHill@jacksontidus.law>; 'Ara Mihranian (aram@rpvca.gov)' <aram@rpvca.gov>
Subject: FW: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hi All,

We understand that you have approved the Exhibit E showing the revised fee title dedicated property. The City is reviewing this, but in the meantime I wanted to revert back and make sure we are all still on the same page as to the Amendment that the Exhibit E will be attached to. Attached is the last draft of the Amendment that was circulated (both clean and in track changes).

We'll need to change the Council approval date in Recital J (to presumably a November date), but otherwise, can you please confirm this version is still approved for execution and recordation?

Thanks,
Danny

From: Danny Aleshire
Sent: Wednesday, August 21, 2019 5:48 PM
To: 'Boyd Hill'
Cc: Jill Martin; Danny Aleshire
Subject: FW: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hi Boyd,

Attached is the last draft of the Amendment that I have in my files. Did you have any further comments/changes to this draft?

Thanks,
Danny

From: Sexton, Pat@Coastal [mailto:Pat.Sexton@coastal.ca.gov]
Sent: Tuesday, August 20, 2019 12:18 PM
To: Jill Martin; Danny Aleshire
Cc: Rehm, Zach@Coastal; Galvez, Karla@Coastal; Selim
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Jill and Danny,

However . . . please note that the Coastal Commission must review and approve the entire Amendment to Fee Title Dedication including all exhibits prior to any recordation. Please forward a copy of that document to both Karla and me for that review, and if you have any questions, please do let us know as soon as possible. Thanks.

Pat

From: Sexton, Pat@Coastal

Sent: Tuesday, August 20, 2019 11:20 AM
To: Jill Martin
Cc: Rehm, Zach@Coastal; Danny Aleshire; Galvez, Karla@Coastal; Selim
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Jill,

Thanks for the update. We would appreciate receiving copies of the recorded documents, Grant Deeds as well as the Amendment to Fee Title Dedication.

Thanks,
Pat

From: Jill Martin [mailto:jmartin@trumpnational.com]
Sent: Tuesday, August 20, 2019 10:25 AM
To: Selim; Sexton, Pat@Coastal
Cc: Rehm, Zach@Coastal; Danny Aleshire
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hi Pat,
We are currently waiting for the City to get us the signed documents to record. I've added Danny as he was working with the City to get that accomplished. As soon as everything is recorded, we will let you know.

Thanks,

Jill A. Martin
Executive Vice President & Chief Compliance Counsel
The Trump Organization
c/o Trump National Golf Club Los Angeles
One Trump National Dr.
Rancho Palos Verdes, CA 90275
Tel: 310-303-3225

From: Selim <Selim@sawayaeng.com>
Sent: Thursday, August 15, 2019 10:42 AM
To: 'Sexton, Pat@Coastal' <Pat.Sexton@coastal.ca.gov>
Cc: Jill Martin <jmartin@trumpnational.com>; 'Rehm, Zach@Coastal' <Zach.Rehm@coastal.ca.gov>
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hello Pat, hope that you are doing well,

The recordation of the documents in question is being handled by Ms. Jill Martin. She is out of the office this week. I will check with her and get back to you hopefully next Monday.

Have a great weekend.

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320

From: Sexton, Pat@Coastal [mailto:Pat.Sexton@coastal.ca.gov]
Sent: Wednesday, August 14, 2019 2:05 PM
To: Selim
Cc: 'Jill Martin'; Rehm, Zach@Coastal
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hi Selim,

I would like to find out if you have any information regarding the recorded documents discussed in the emails below, as well as the Amendment to Fee Title Dedication. If these documents have been recorded, please forward copies of the recorded documents or the recording information for each document. Thanks.

Much appreciated,

Pat

From: Selim [mailto:Selim@sawayaeng.com]
Sent: Wednesday, July 10, 2019 1:51 PM
To: Sexton, Pat@Coastal
Cc: 'Simon Young'; 'Randy Cook'; 'Boyd Hill'; 'Kolotita Fue'; 'Jill Martin'
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Thank you Ms. Sexton, Have a good day ahead.

Thank you
Selim Sawaya PE/PLS
626-715-2320

From: Sexton, Pat@Coastal [mailto:Pat.Sexton@coastal.ca.gov]
Sent: Wednesday, July 10, 2019 1:38 PM
To: Selim
Cc: 'Simon Young'; 'Randy Cook'; 'Boyd Hill'; 'Kolotita Fue'; Jill Martin
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Selim,

Thanks for getting back to me re these grant deeds. I have no further comments, documents look good for recording. Pat

---

From: Selim [mailto:Selim@sawayaeng.com]
Sent: Wednesday, July 10, 2019 12:40 PM
To: Sexton, Pat@Coastal
Cc: 'Simon Young'; 'Randy Cook'; 'Boyd Hill'; 'Kolotita Fue'; Jill Martin
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hello Ms. Sexton;

Any news regarding the approval of the Grand Deeds?
Kindly let us know.

Thank you
Selim Sawaya PE/PLS
626-715-2320

From: Sexton, Pat@Coastal [mailto:Pat.Sexton@coastal.ca.gov]
Sent: Thursday, June 27, 2019 11:21 AM
To: Selim
Cc: Simon Young; Randy Cook; 'Boyd Hill'; Kolotita Fue
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Selim,

I will look over the grant deeds and get back to you with any comments before you record. Thanks.

Pat

From: Kolotita Fue [mailto:KFue@assessor.lacounty.gov]
Sent: Thursday, June 27, 2019 11:11 AM

To: Selim
Cc: Simon Young; Randy Cook; Sexton, Pat@Coastal; 'Boyd Hill'
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hi Mr. Sawaya,

All looks well. After the deeds are recorded, we will be able to proceed with the adjustments.

Thank you,

Kolotita Fue
GIS Technician I
Mapping & GIS Services
Los Angeles County
P(213) 974-7352 · F(213) 621-2083
kfue@assessor.lacounty.gov

From: Selim [mailto:Selim@sawayaeng.com]
Sent: Thursday, June 27, 2019 10:42 AM
To: Kolotita Fue <KFue@assessor.lacounty.gov>
Cc: Simon Young <SYoung@assessor.lacounty.gov>; Randy Cook <RCook@assessor.lacounty.gov>; 'Sexton, Pat@Coastal' <Pat.Sexton@coastal.ca.gov>; 'Boyd Hill' <BHill@jacksontidus.law>
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Ms. Fue.

Thank you for your e-mail. We have revised the Grand Deeds to reflect the correct Grantor / Grantee (see attached). Kindly, let us know if the attached are acceptable for recordation.

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320

From: Kolotita Fue [mailto:KFue@assessor.lacounty.gov]
Sent: Monday, June 24, 2019 10:11 AM
To: Selim
Cc: Simon Young; Randy Cook; 'Sexton, Pat@Coastal'; 'Boyd Hill'
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Good morning Mr. Sawaya,

With the exception of the first preliminary grant deed, all looks well.

The grantor in the first preliminary document should be VH Property. According to the legal description of Doc #12-1201293 recorded on 8/13/12, VH Property retained the southerly portion of lot 24.

Thank you,

Kolotita Fue

GIS Technician I
Mapping & GIS Services
Los Angeles County
P(213) 974-7352 · F(213) 621-2083
kfue@assessor.lacounty.gov

From: Selim [mailto:Selim@sawayaeng.com]
Sent: Friday, June 21, 2019 12:44 PM
To: Kolotita Fue <KFue@assessor.lacounty.gov>
Cc: Simon Young <SYoung@assessor.lacounty.gov>; Randy Cook <RCook@assessor.lacounty.gov>; 'Sexton, Pat@Coastal' <Pat.Sexton@coastal.ca.gov>; 'Boyd Hill' <BHill@jacksontidus.law>
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Ms. Fue.

Thank you for your e-mail. We have revised the Grand Deeds to reflect the correct Grantor / Grantee (see attached).
Kindly, let us know if the attached are acceptable for recordation.

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320

From: Kolotita Fue [mailto:KFue@assessor.lacounty.gov]
Sent: Wednesday, June 19, 2019 10:08 AM
To: Selim
Cc: Simon Young; Randy Cook; Sexton, Pat@Coastal
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Good day Mr. Sawaya,

I have been in contact with Pat Sexton from the California Coastal Commission with regard to the exchange deeds intended to execute the intent of two certificates of compliance from 2006 (please see thread below). Following a phone conversation with Pat yesterday, we agreed that it would be best if I communicate with you directly.

I looked into the chain of title for the involved properties and the preliminary deeds provided by Pat (attached). It looks like the grantor and grantee of said preliminary deeds are incorrect. The attached reference page contains my findings as to who should be current owners and hopefully it can assist in making the necessary changes. Conversely, if you are aware of other recorded documents that indicate otherwise, please let me know and we can move forward with sorting it out.

Please feel free to let me know if you have any questions.

Thank you,

Kolotita Fue
GIS Technician I
Mapping & GIS Services
Los Angeles County
P(213) 974-7352 · F(213) 621-2083
kfue@assessor.lacounty.gov

From: Randy Cook
Sent: Friday, June 14, 2019 10:46 AM
To: Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>; Kolotita Fue <KFue@assessor.lacounty.gov>
Cc: Simon Young <SYoung@assessor.lacounty.gov>; Kolotita Fue <KFue@assessor.lacounty.gov>
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Pat:
I think we were looking for a little more time to review things on our end, but I'm not so sure that notion was all that clear from the previous email.
If it's okay with you we are going to try and call you later this afternoon to go over things; allowing Koko a little more time to review the documents involved.

From the previous email:
In the meantime, I would not give the green light for the deeds as they stand. I need to look further into the chain of title and will get back to you.

Randy Cook
Mapping Services
(213) 974-7352
rcook@assessor.lacounty.gov

From: Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>
Sent: Friday, June 14, 2019 9:33 AM
To: Kolotita Fue <KFue@assessor.lacounty.gov>
Cc: Simon Young <SYoung@assessor.lacounty.gov>; Randy Cook <RCook@assessor.lacounty.gov>
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Koko,

Thanks for your email below. I forwarded the information regarding the grantor/grantee discrepancies to the applicant's representatives. They will revise the 4 grant deeds to correct that information and I will follow up with you after the revised documents have been received by me.

Pat

From: Kolotita Fue [mailto:KFue@assessor.lacounty.gov]
Sent: Thursday, June 13, 2019 11:34 AM
To: Sexton, Pat@Coastal
Cc: Simon Young; Randy Cook
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Good morning Pat,

It is correct that deeds need to be recorded in order to convey title (since a lot line adjustment does not).
However, it looks like the grantors/grantees in the documents you sent may not have the correct parties since the City already

accepted the offer of dedication (which did not reflect the lot line adjustment).

In the meantime, I would not give the green light for the deeds as they stand. I need to look further into the chain of title and will get back to you.

In regards to your question about whether a grant deed that has the final configuration needs to be recorded: It is not a requirement, but a good practice. Without these deeds, it is not uncommon for subsequent deeds to be recorded with the wrong legal description and rejected. Of course, this is assuming the other requirements (correct parties, not tax delinquent, etc.) are all met.

If you have any other questions, please feel free to let me know.

Thanks,
Koko

Kolotita Fue
GIS Technician I
Mapping & GIS Services
Los Angeles County
P(213) 974-7352 · F(213) 621-2083
kfue@assessor.lacounty.gov

From: Randy Cook
Sent: Wednesday, June 12, 2019 4:45 PM
To: Simon Young <SYoung@assessor.lacounty.gov>
Cc: Kolotita Fue <KFue@assessor.lacounty.gov>
Subject: FW: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Simon:
Pat claims she's fairly certain she spoke to you and Koko regarding this situation, does any of this look familiar to you or Koko?

Randy Cook
Mapping Services
(213) 974-7352
rcook@assessor.lacounty.gov

From: Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>
Sent: Wednesday, June 12, 2019 4:35 PM
To: Randy Cook <RCook@assessor.lacounty.gov>; Simon Young <SYoung@assessor.lacounty.gov>
Cc: Kolotita Fue <KFue@assessor.lacounty.gov>
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hi Randy,

Do you think it would be possible for me to get a response tomorrow regarding the documents I forwarded to you

on May 28th? I need to respond to this applicant's attorneys and surveyor tomorrow and let them know if these documents can be recorded. Do these documents satisfy what is needed by the County, or are additional documents required?

Thanks for your help with this.

Pat

From: Randy Cook [mailto:RCook@assessor.lacounty.gov]
Sent: Thursday, June 06, 2019 4:40 PM
To: Simon Young
Cc: Kolotita Fue; Sexton, Pat@Coastal
Subject: FW: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Pat:
I'll forward this email to Simon Young and Koko Fue, they both left the office at 4:00pm, Simon is off on Friday and should be back in the office on Monday and
hopefully he'll have time to review this email; assuming it was Simon you initially spoke to, I'm hoping he can find the time to follow up.

Randy Cook
Mapping Services
(213) 974-7352
rcook@assessor.lacounty.gov

From: Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>
Sent: Tuesday, May 28, 2019 3:22 PM
To: Randy Cook <RCook@assessor.lacounty.gov>
Subject: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hi Randy and Coco,

In follow up to our phone conversation, attached are the 4 draft documents I received today from their surveyor, Selim Sawaya.

With reference to Lots B and C of TM 50667, please let me know if the attached draft documents satisfy what the County needs regarding these adjusted lots. There were two separate LLAs recorded in 2006 affecting those lots, one affecting Lot B and another affecting Lot C. My understanding is that Grant Deeds needed to be recorded regarding those LLA transactions. The Certificate of Acceptance (of the Irrevocable Offer to Dedicate Fee Title) regarding this property and other property recorded on November 6, 2018 as Instrument No. 2018-1122132.

My question is: does a GD also need to be recorded that reflects the current reconfigured parcels in their entirety, or are the GDs attached with reference to Lots B & C of TM 50667 sufficient?

Any questions, please email or call. Thanks.

Pat Sexton, Sr. Legal Analyst
California Coastal Commission
(415) 904-5237

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